

Thakeham Client Ltd on behalf of Southern Housing Group Ltd

DESIGN & ACCESS STATEMENT

Land at Wings Nursey

Lidsey Road

Woodgate

PO20 3SU

Version 01—2021_01_28



Chartered Practice

Ground Floor | Bicentennial Building
Southern Gate | Chichester
West Sussex | PO19 8EZ

t. +44 (0)1243 774748
www.mharchitects.co.uk

Limited Company
Registered in England No. 1994233



Communal green space within site



DESIGN & ACCESS STATEMENT

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1 INTRODUCTION

MH Architects Ltd (MHA) have been appointed by Thakeham Client Ltd on behalf of Southern Housing Group Ltd to prepare a detailed application for a residential development on the land at Wings Nursery, Lidsey Road, Woodgate, PO20 3SU.

Following an intensive design process and pre-application enquiry with Arun District Council this application seeks permission for the demolition of the existing dwelling and construction of 71 new dwellings, with associated parking and amenity space.

The site is approximately 2.54 hectares and currently contains a single detached house, surrounded by overgrown green space, which has previously functioned as a plant nursery. The existing building is of little architectural merit and will be demolished in order to accommodate the scheme.

The design team at MHA have carefully considered the scheme with regard to the sensitivity of the location which has informed the scale, style, appearance, orientation and amount of accommodation being proposed. This process has ensured that the

development and associated external works are suitably designed to relate to the surrounding area.

The design for the site has considered Government guidance such as the NPPF and the spatial requirements of the units are designed to meet NDSS as a minimum and Part M of the building regulations. Inclusive design is a key aim with the inclusion of a small number of accessible homes for residents with mobility needs.

This document details the process undertaken to get to this stage, highlighting the key rationale and principles for the development of the submitted proposal. The outcomes and findings from this analysis were considered throughout the development of the scheme.

The scheme will provide an allocation of 30% affordable housing which is essential to meet the needs of the local area. The homes will be of high quality design and construction, and the arrangement of the site layout will provide a strong sense of place and community.



2 SITE LOCATION

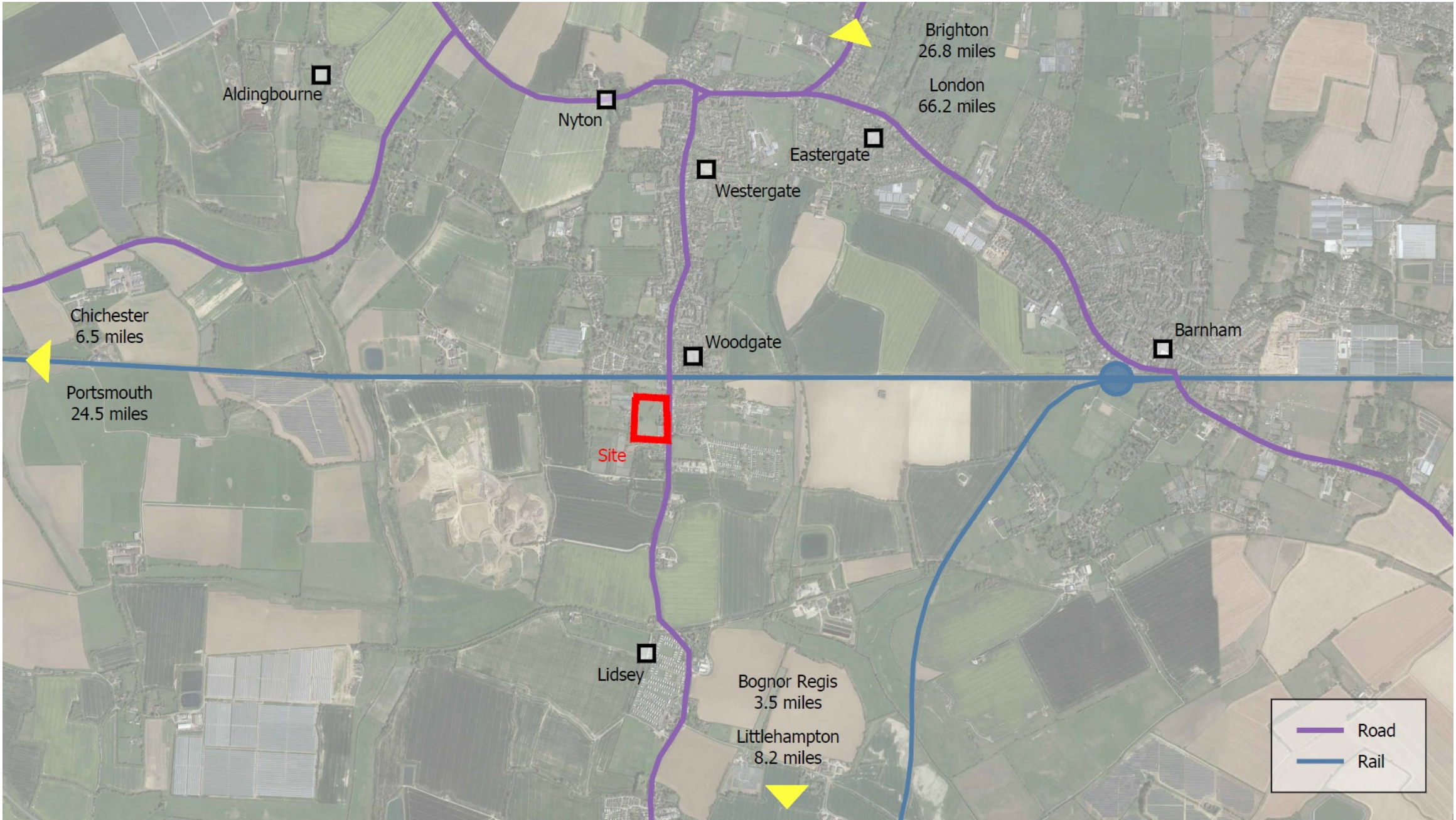
Woodgate forms part of a cluster of villages located 6.5 miles to the east of Chichester city centre, with good connections to the A27 road and M23 Motorway network, as well the A259 coastal road .

The closest Railway Station is located in the neighbouring town of Barnham, 2.5 miles from the site, which provides routes to London, Portsmouth, Brighton and Southampton.

The site is located on the A29 which connects to the A27 to the north and the A259 to the south. To the west exists a belt of agricultural land separating the site from Chichester.

The site is 3.5 miles inland from the south-coast town of Bognor Regis.

The wider area contains a mix of settlements, towns and villages interspersed with agricultural land.



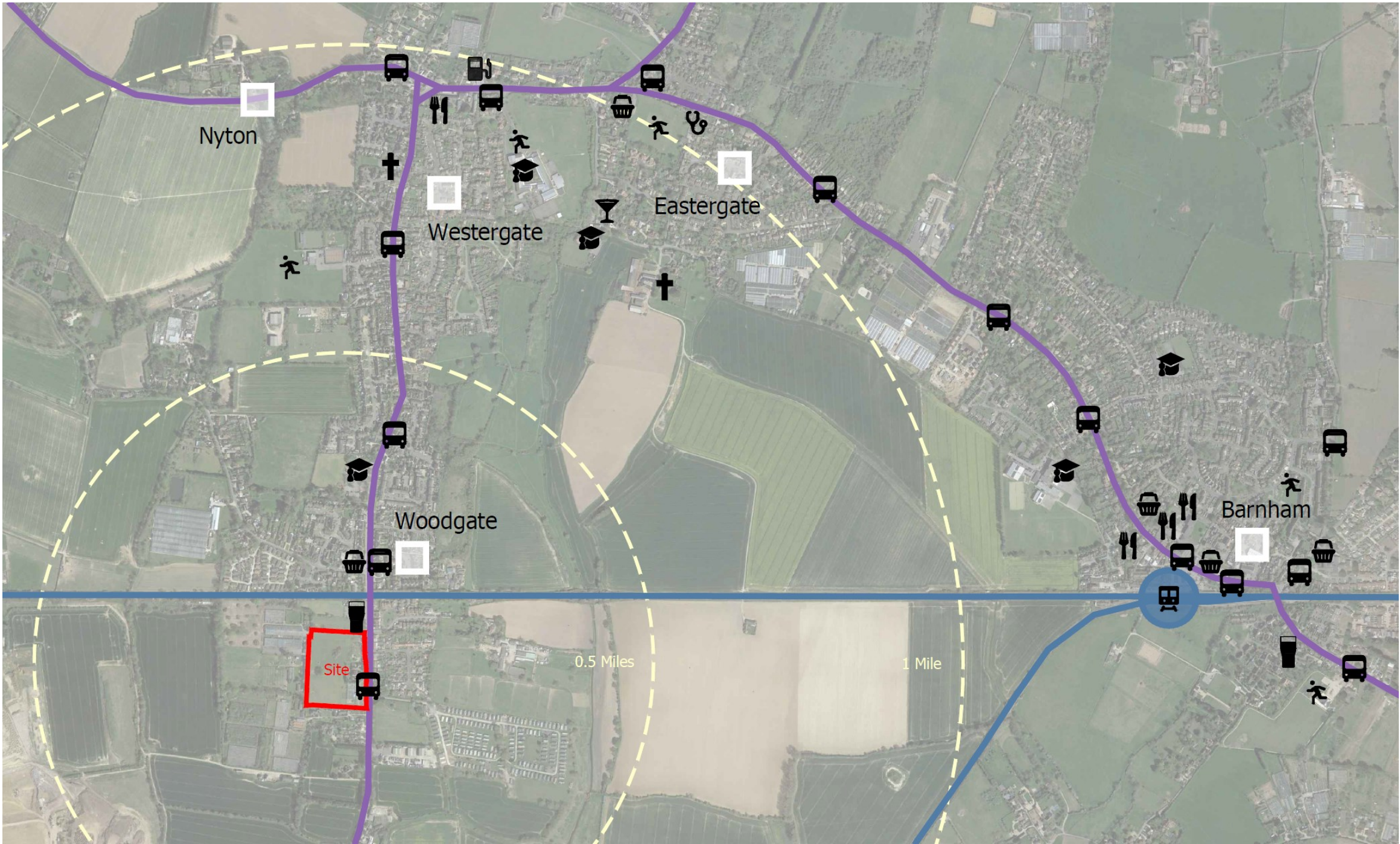
3 SITE SURROUNDINGS

The site is located towards the southern boundary of Woodgate, a village which merges with Westergate to the north. The area is mixed rural and residential, with housing to the east and north of the proposed site. Leading towards Bognor Regis to the south there is a mixture of traditional housing and caravan parks.

The site is sustainably located, in walking distance to bus stops and a number of local amenities. Bus stops are located directly adjacent to the site entrance on Lidsey Road, providing regular services to neighbouring towns of Bognor Regis and Littlehampton and the city of Chichester.

There is a Grocery Store and Post Office located 300m north of the site entrance, and a Medical centre in Eastergate, 1.2 miles from site.

Aldingbourne primary school is located 500m north of the site towards Westergate and Ormiston Six Villages Academy Secondary is 1.2 miles away. Further and higher education facilities are available in Bognor Regis and Chichester.



4 SITE CONTEXT



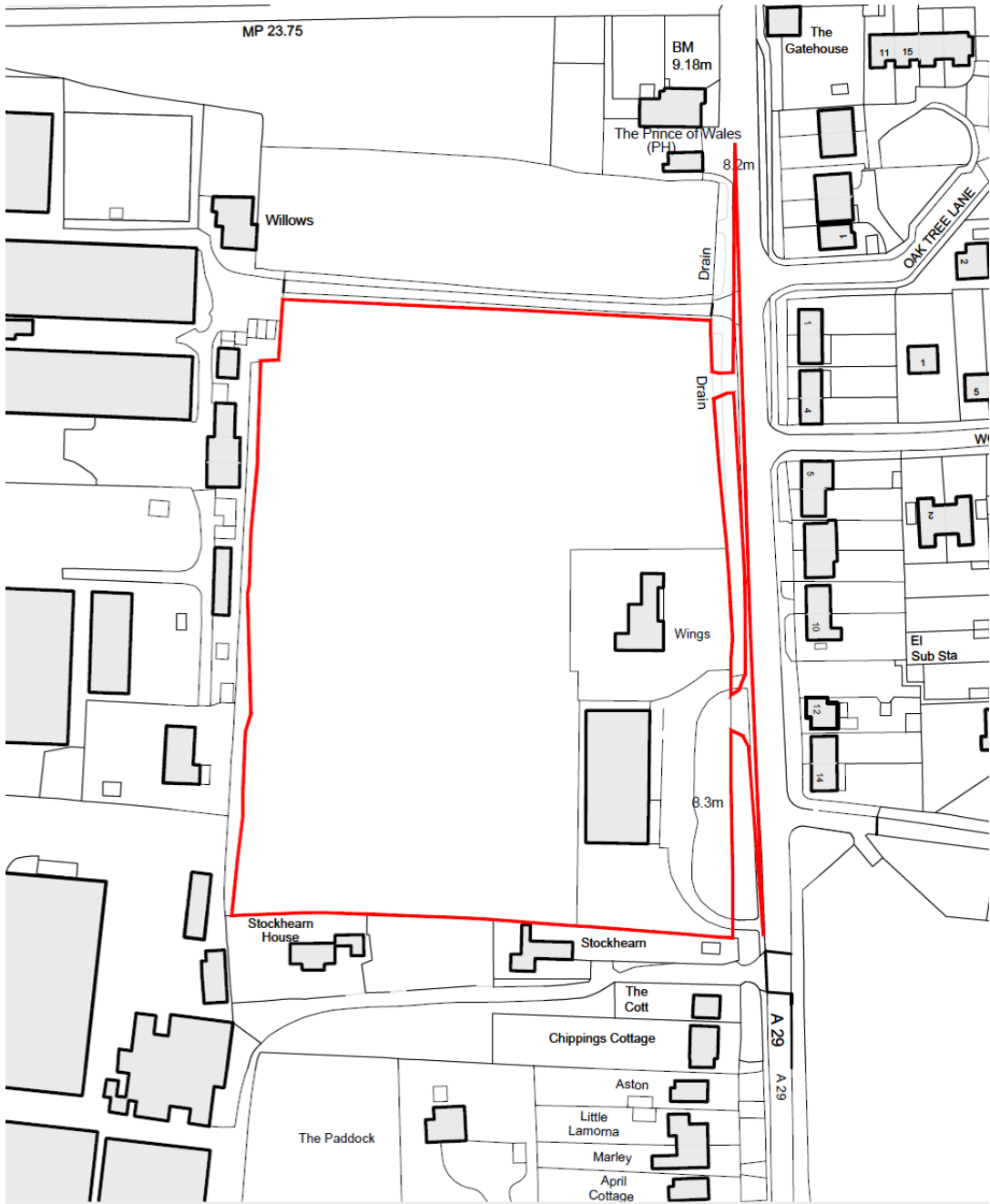
The site is a rectangular parcel of land measuring approximately 2.54 hectares, currently containing a large detached house in the eastern part directly adjacent to Lidsey road.

The building is surrounded on the other three sides by green space, containing several mature trees and overgrown shrubbery. The property previously functioned as a nursery, utilising now demolished greenhouses.

On the opposite side of Lidsey road, facing the site, are a row of bungalows, with modern 2 storey houses to the north. To the south are a number of 1.5 storey bungalows, with a caravan park located to the south-east of the site.

The prince of Wales pub situated 100m to the north-east of the site is constructed of flint with brick quoining, providing a strong visual presence and representing the history of the surrounding area.

The site is relatively flat and has unimpeded vehicular access from Lidsey road.



Site Location Plan



Images of the site and existing building

5 PLANNING POLICY



Planning Policy Context and Planning History

The National Planning Policy Framework 2019 (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The NPPF includes national guidance relating to design. Paragraph 124 states “The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Planning Practice Guidance (PPG)

Further detailed guidance on design matters outlined within the NPPF are found within the Government's PPG.

Development Plan

In accordance with Part 3, Section 38 (6) of the Planning and Compulsory Purchase Act (PCPA) 2004, these planning applications will be determined in accordance with the

Development Plan, unless material considerations indicate otherwise.

Arun District Council (ADC)'s Development Plan consists of the following documents:

- The Arun Local Plan 2011-2031 (July 2018);
- 'Made' Neighbourhood Plans;
- Supplementary Planning Documents

Aldingbourne Neighbourhood Development Plan (ADNP)

The site was included within the consultation draft ADNP Review as a housing allocation for 55 houses under 'Policy H1 2019'. In the most recent submission version dated November 2020, the ANDP has included the site as a committed site (opposed to an allocated site) for 55 dwellings (due to its extant planning permission). Without the inclusion of the site as a committed site, the ANDP would not meet its requirement of Policy H SP1 in the ALP to allocate at least 70 dwellings.

Planning History and this Application

The site benefits from extant planning permission under planning application reference AL/32/19/OUT consented in October 2019. The planning permission is fully implementable, and subject to planning conditions being cleared within 8 weeks, the site could be built out in its entirety before the permission lapses.

As the site has existing planning permission, which was approved by planning committee, the development of the site has been approved in principle. This is further strengthened by the inclusion of the site committed site in the ADNP

This new application incorporates additional land not previously not available, Wings House. The site has been redesigned to incorporate this additional land as a result of the demolition of Wings House, as well as being optimised to make best, most-efficient use of the land as required by policies Policy D SP1 (Design) and Policy D DM1 (Aspects of form and design quality) within the Arun Local Plan and

Paragraph 122 of the NPPF, to increase the dwelling numbers on site by introducing smaller dwelling types.

This redesign and subsequent application has been subject to pre-application discussions with ADC and will allow an additional 16 dwellings to be delivered as a windfall (as supported by paragraph 68 of the NPPF and Policy H6 (Windfall Sites) in the draft Neighbourhood Development Plan). This would make a significant contribution to the local housing need, including the provision of policy-compliant affordable housing.

The Proposed Development proposals would deliver a number of significant benefits that would make a valuable contribution towards achieving the economic, social and environment objectives of sustainable development in a District currently unable to meet its housing need. The Site is suitable, available and achievable therefore considered to be deliverable.

Five Year Housing Land Supply

The Council's Annual Monitoring Report 2019-20 published in December 2020,

states that it is only able to demonstrate a five-year housing land supply of 3.3 years. In accordance with paragraph 11 of the NPPF, as the Council is unable to demonstrate the required five-year housing land supply, the presumption in favour of sustainable development applies. As a result, planning permission should be granted unless material considerations indicate otherwise taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the Policies in the NPPF.

As there are no adverse impacts associated to the application that outweigh the benefits to the application, the planning application should be approved without delay.

6 VIEW ANALYSIS

It is important when considering a new development to analyse both the aesthetic of the surrounding area and the visual impact that any proposed development will have on the existing street scene.

As part of the site analysis a series of important routes around the site were investigated and documented.

The views track a route along Lidsey Road from the north to the south.

This exercise was referred to throughout the design development process to inform and refine the proposal.



6 VIEW ANALYSIS



7 SITE CONSTRAINTS



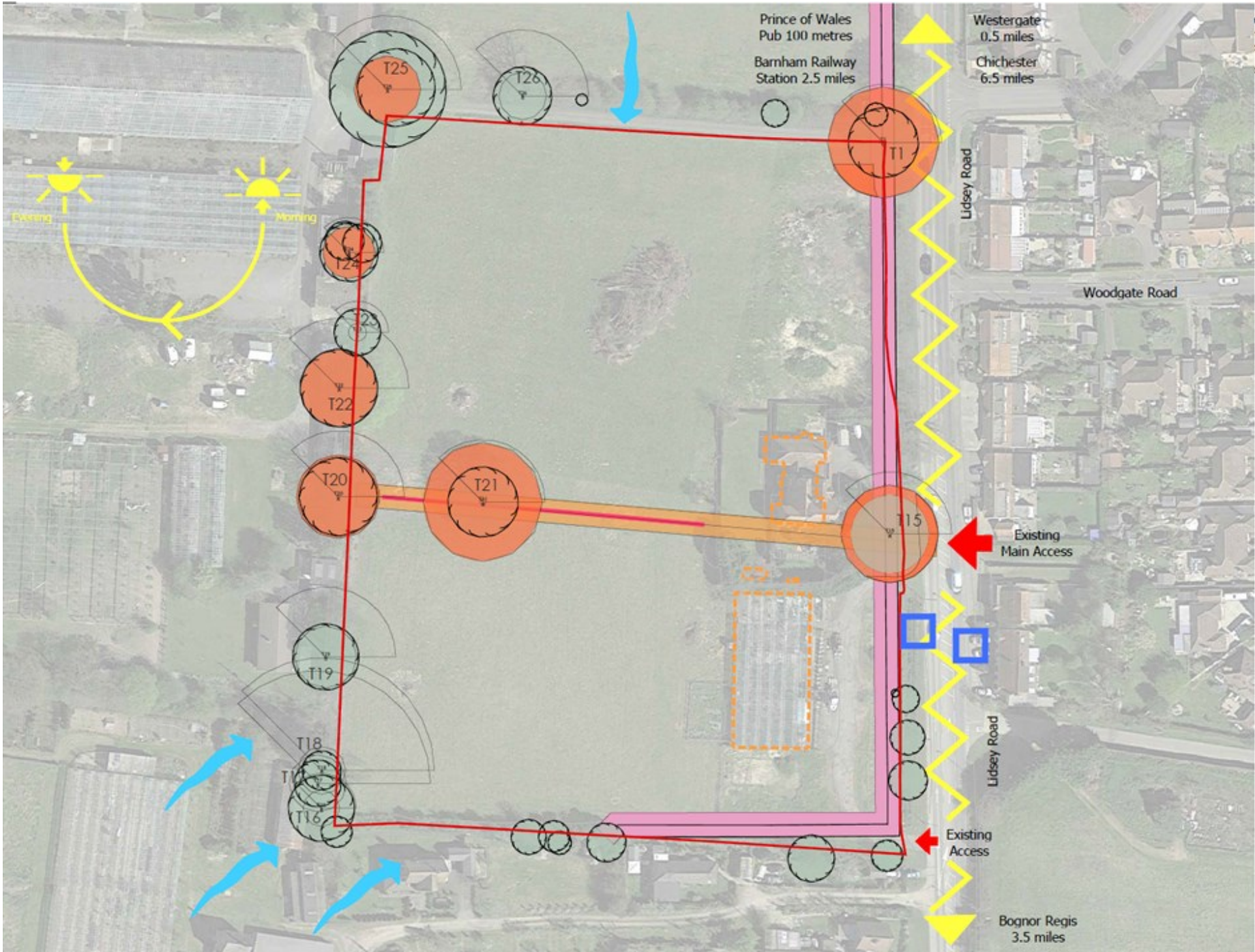
During the site assessment key points were identified which were used to guide the development of this proposal, they are as follows:

Produce a design that responds to the site and surrounding context in terms of scale, considering the general massing and height of the surroundings.

Orientate views from the buildings to avoid undue overlooking of neighbouring land.

Architectural style and detailing will be designed to complement and enhance the existing surroundings.

Take into account the site constraints analysed during the 'assessment' stage of the design process and work within these restrictions.



CONSTRAINTS KEY

	EXISTING TREE		150mm FW SEWER WITH ASSOCIATED EASEMENT
	TREE RPZ		UNDERGROUND 11KV HV ELECTRIC CABLE WITH ASSOCIATED EASEMENT
	APPLICATION BOUNDARY		EXISTING BUILDINGS TO DEMOLISH
	MAIN ACCESS ROUTE - LIDSEY ROAD		NOISE SOURCE - LIDSEY ROAD
	PREVAILING WIND - SW & N IN WINTER		EXISTING SITE ACCESS
	BUS STOPS		SUN PATH INDICATION

8 CONSULTANT INVOLVEMENT

The proposals have undergone multiple design reviews following pre-application advice with ADC and with vital input from relevant external consultants throughout the process leading to this submission. An ecological impact assessment has been commissioned and accompanies this application, which assesses the current ecological value of the site. Bat surveys have been undertaken and the findings accompany the application.

A topographical survey has been commissioned in order to identify important data such as site levels, street furniture, service locations, eave heights and built edges of neighbouring properties and the general characteristics of the application site.

An arboricultural report and plan have been prepared, which assess the impact of the development on existing trees.

The application is also supported by a planning statement which identifies relevant local and national planning policy and guidance relevant to the proposals.



View looking north west from Lidsey Road into site

9 LAYOUT - SITE PLAN



The layout of the scheme has been driven by analysis of the site and the surrounding context and has undergone multiple reviews following pre-application consultation with ADC and the various design team members. The layout presented is considered to be the most efficient use of the site, whilst respecting the neighbouring properties and the pattern of residential development found locally. There are two entrances proposed into the site from Lidsey Road.

Careful consideration has been paid to orientation affording both privacy to the neighbouring dwellings, and views over public spaces such as access routes and pathways. Existing and proposed ground levels were analysed, and pedestrian routes mapped throughout the site to review access and use.

The proposal provides a street frontage onto Lidsey Road, with chalet bungalows reflecting the development on the opposite side of the road. To reduce the visual impact the dwellings are set back from the road, making use of the existing buffer of mature trees which will be further reinforced with supplemental planting of native species.

Within the site the dwellings are distributed around a central focal point in the form of an area of green space which incorporates a LEAP and proposed attenuation basin. In addition, open green spaces have been distributed around the site; immediately at the site entrance, and as buffers to the eastern boundary in particular. Pedestrian footpaths provide interconnectivity between these spaces, the dwellings and Lidsey Road .

The layout responds to the pattern of local development, helping to create a strong sense of place. Separation to neighbouring properties is substantial and adequate.

In order to respect the privacy of both existing and future occupants, the bathroom windows at the ground floor and first floor will be obscured glazing.

A number of trees are to be retained and their root protection zones have been considered in the development of the proposed site layout. Please also refer to the accompanying arboricultural report which provides justification for the removal of certain low quality trees, as well as mitigation measures in support of the trees to be retained.



Key Aspects

- 71 new dwellings comprising a mix of 1 bedroom flats and 2 and 3 bedroom houses
- 30% affordable housing equating to 22 dwellings
- Central green amenity space containing LEAP and attenuation basin
- Landscape buffer between scheme and Lidsey Road
- Chalet bungalows reflecting existing dwellings opposite site entrance
- 2 new access points into site from Lidsey Road